



PUBLIC MEETING

May 22, 2018
MINUTES

The Lewis and Clark County Commissioners Public Meeting was held on Tuesday, May 22, 2018, at 9:00 AM in Commission Chambers Room 330.

Roll Call

Vice Chairman Jim McCormick called the meeting to order at 9 a.m.

Commissioner Susan Good Geise was present. Commissioner Andy Hunthausen was out on other county business. Others attending all or a portion of the meeting included Roger Baltz, Katrina Chaney, Nancy Everson, Nicho Hash, Peter Italiano, Amy Teegarden, Audra Zacherl, and Nadine McCarty, Recording Secretary.

Pledge of Allegiance

Everyone recited the pledge.

Consent Action Items

- a. Public Meeting Minutes for December 19, 2017; January 4 and May 3, 2018. (Nadine McCarty)

Roger Baltz reported on consent action items 2-a and recommended approval.

No public comment was received.

A motion to Approve was made by Commissioner Good Geise and seconded by Commissioner McCormick. The motion Passed on a 2-0 vote.

Contract Between Lewis and Clark County and Affordable Metal Building Supplies. (Audra Zacherl)

Audra Zacherl, Assistant Director of Public Works, presented the contract with Affordable Metal Building Supplies (AMBS) to replace the roof on the shop and storage building northeast of the Courthouse on Breckenridge Street. The contract is to provide materials and labor to replace the existing ethylene propylene diene monomer (EPDM) roofing system. EPDM roofing is a

synthetic rubber membrane for a low slope roof application. The total cost of the contract is not to exceed \$47,881 with work to be completed within sixty days of June 21, 2018. Budget authority for the project is in the fiscal year 2018 buildings division capital fund. Staff recommends approval.

No public comment was received.

A motion to Approve was made by Commissioner Good Geise and seconded by Commissioner McCormick. The motion Passed on a 2-0 vote.

Resolution 2018-28 a Joint Resolution Establishing a Helena-Area Regional Trails Steering Committee. (Amy Teegarden)

Amy Teegarden, City of Helena Director of Parks and Recreation, presented the joint resolution between the City of Helena, Lewis and Clark County, and Jefferson County to establish a Helena-area regional trails steering committee. Ms. Teegarden stated the resolution was discussed in March, 2018 and that there is value in local agencies coming together to look at how the trail systems are managed with cross-jurisdictional boundaries. The intent is to make better land management decisions and offer better recreational opportunities. The City of Helena Commission passed the resolution on May 21, 2018 with one change. On page two, under section 1 they added a language to specify that the representative is from a land conservation trust. The change resulted from a discussion with the city attorney and Prickly Pear Land Trust.

Ms. Teegarden added that once the Lewis and County Board of Commissioners approve the resolution, it will be presented to the Jefferson County Commission for approval.

The regional steering committee will also work closely with the Helena Trails Implementation Group, which has broad representation by all local recreation groups.

Commissioner Good Geise would like more clarification as well as input from Commissioner Hunthausen.

PUBLIC COMMENT -

Mary Hollow, Director of Prickly Pear Land Trust (PPLT) stated over the last year the Forest Service, the City of Helena, and the Prickly Pear Land Trust have been working together to formalize the process by which management and future plans for the South Hills are handled. They have worked to establish the the Helena Area Trails Committee where all of the user groups are represented. The steering committee being proposed in the resolution is where all of the leadership comes together. The reason that the City of Helena, the Forest Service and PPLT are specifically called out in the resolution is because they all own lands in the South Hills and are already actively managing those lands. The city attorney indicated it is not common practice to identify a private individual or organization in a resolution and suggested the wording "land conservation trust" in the description.

A motion was made by Commissioner Good Geise to table the item to the regularly scheduled public meeting on Tuesday, June 5, 2018. The motion was seconded by Commissioner McCormick. The motion Passed on a 2-0 vote.

Resolution 2018-29 Approving the Tax Abatement Application of Matthew Culpo and Christine Thennis for that Property Located at 330 and 332 Pine Street in the City of Helena, Montana. (Nancy Everson)

Nancy Everson, Chief Financial Officer, presented the tax abatement application submitted on March 16, 2018 by Matthew Culp and Christine Thennis as provided in MCA 15-24-1601. The sections of law allow local governments to grant tax abatements for the restoration, rehabilitation, expansion and new construction of certified residential and commercial properties located within national register historic districts and properties listed in the National Register of Historic Places.

Mr. Culp is requesting that Lewis and Clark County and the City of Helena consider granting an abatement for property taxes associated with new residential construction on his property located at 330 and 332 Pine Street. Construction has started on the structure. If granted, the tax abatement would begin the year during construction and for five years after the completion of construction. It is expected to run from tax year 2018 through tax year 2023. Per statute, the historic tax abatement is 100% of the new value for those 6 years.

Ms. Everson gave an overview on the qualifying criteria for reviewing a tax abatement application in the case of historic properties highlighting the property eligibility and the design review process. The applicant must have satisfactorily completed an application form and be current on all property taxes, both of which have been met.

The Heritage Tourism Council (HTC) has recommended approval of the tax abatement to the City of Helena and Lewis and Clark County. The HTC has also determined that the newly constructed property meets design review criteria and resides within the South Central Historic District.

Ms. Everson stated the estimated value of the abatement is \$581 for the County, \$553 for the City and \$1,218 for the school for a total abatement each year of \$2,353.

The City of Helena approved the tax abatement at their May 21 public meeting and added conditions as outlined in the HTC report. Those conditions include changing the shiplap siding on the front south elevation to board and batten; and the balcony on the front elevation be modified to a porch with a portico that spans the front half of the upper exterior floor.

Staff recommends approval.

No public comment was received.

Pam Attardo, Heritage Preservation Officer, confirmed that the HTC has been working with the applicant on the design guidelines and the application.

Commissioner McCormick had discussion with Ms. Attardo on the final look of the structure and the guidelines on construction of historic buildings.

A motion was made by Commissioner Good Geise to approve the resolution with the conditions that were suggested by the Historic Tourism Council and seconded by Commissioner McCormick. The motion Passed on a 2-0 vote.

Expansion of East Helena Elementary School District into a K-12 District. (Katrina Chaney)

Katrina Chaney, County Superintendent of Schools, presented the letter addressed to the Lewis and Clark County Commissioners, East Helena School District No. 9, and Helena School District No. 1 regarding the expansion of East Helena Elementary School District into a K-12 District.

On May 8, 2018 the electors of East Helena Elementary School District approved the bond to expand their elementary district into a high school district; this was allowed after legislation was passed in 2017. Pursuant to MCA 20-6-326 (4) stated the superintendent shall order the creation of a new high school district with identical boundaries to the expanding elementary district and the immediate attachment of the expanding elementary district to form a K-12 district. The trustees of the expanding elementary must be designated as the trustees of the new K-12 district.

Ms. Chaney stated that this expansion is not effective until July 1, 2018. The Helena School Board will be losing one trustee as a result of the expansion.

No public comment was received.


Commissioner Good Geise stated no action is required as this is just a presentation.

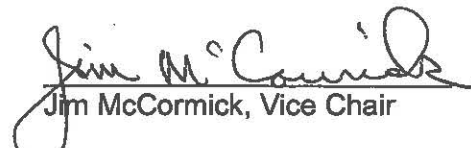
Public comment on any public matter within the jurisdiction of the Commission that is not on the agenda above.

Adjourn

There being no further business, the meeting adjourned at 9:44 am.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS

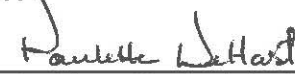


Andy Hunthausen, Chair

Jim McCormick, Vice Chair

Susan Good Geise, Member

ATTEST:



Paulette DeHart, Clerk of the Board